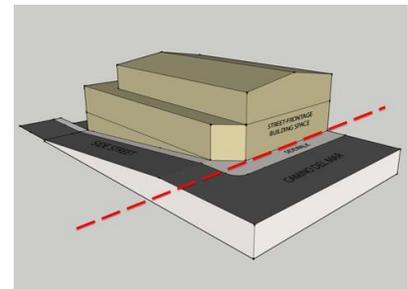


DEVELOPMENT STANDARDS

Excerpts from Village Specific Plan, Chapters V and VI (approved August 6, 2012)

One of the purposes of the Village Specific Plan is to encourage mixed-use development by redefining development standards in a manner that will attain the Community Plan objectives of a pedestrian-oriented, economically viable and attractive area that is well integrated into the residential fabric of the community. The fundamental development concepts for the private realm are intended to accomplish the development goals and objectives. These include the location, form, height, and size of buildings, which define the limits of bulk and mass.

Build-To Line: Successful Village and commercial districts have a strong and direct relationship between the public sidewalk and the commercial buildings and businesses. This relationship is created by placing the commercial buildings close to the sidewalk and designing the building façade with transparent “display windows” and a welcoming entrance into the building. The build-to line is established along the Camino del Mar street frontage property line.

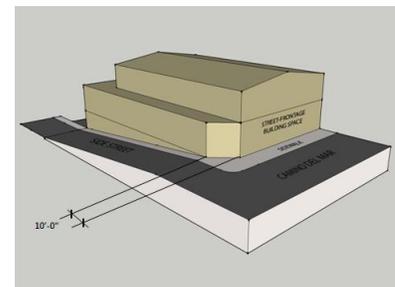


Build-To line at sidewalk.

Building Height: Allow Camino del Mar west side maximum building height to be 26 feet, the same limit as the east side of Camino del Mar. Require a maximum height of 26 feet on all properties or portions of properties within 50 feet of an adjacent residential or residential/commercial zone.

Building Setbacks and Stepbacks: Setbacks and stepbacks are used to create desired architectural building forms by defining the building parameters. They are used to buffer and protect privacy and views. Setbacks and stepbacks consist of:

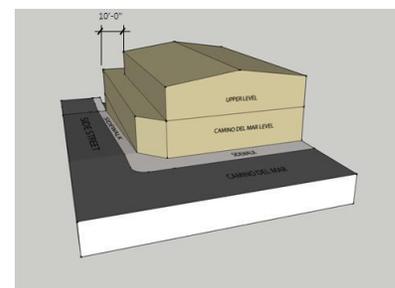
- 10-foot building setback between uses in the Village and any residential property
- 10-foot upper level stepback from the side streets that lead to the ocean to enhance ocean views
- 10-foot corner setbacks to expand public areas at street corners and increase view corridors.



Corner setback for expanded plazas.

Floor Area Ratio (FAR): maximum baseline FAR of 1.00, with increases to maximum 1.50 with Exceptional Public Benefits.

Design Review Board: The Design Review Board, using the Design Review Ordinance, along with a set of Design Guidelines would review and evaluate the effectiveness in creating a welcoming, pedestrian-oriented relationship between passers-by and buildings. The DRB would conduct a view assessment to prevent impairment of public views and unreasonable infringement of scenic views from primary living area of nearby residents on a project-by-project basis, as a part of the Design Review process.



Side street stepback for view corridors.